



Kirkby Lonsdale

£635,000

64 Oakfield Park, Kirkby Lonsdale, Carnforth, LA6 2FQ

Step through the front door into the entrance hall, a light and bright space with access to the first two bedrooms and downstairs bathroom. Bedroom two is located to the left with views to the front aspect and ample space for a double bed and additional furniture. Bedroom three is to the right, another double with front aspect window. The bathroom comprises a panelled bath with hand held shower attachment, wall hung sink, W.C. and heated ladder towel radiator, as well as a recently installed utility area with shelving space for a washing machine.

Quick Overview

- Fabulous Detached Home
- Three Bedrooms & Two Bathrooms
- Spacious Living Areas
- Large, Enclosed Garden
- Large Integrated Garage
- Off Road Parking
- Close to Local Amenities
- B4RN Broadband Available



3



2



1



B



B4RN
Broadband



Off Road
Parking

Property Reference: KL3426



Living Room



Kitchen/Dining Room



Kitchen/Dining Room



Balcony

Property Overview

Follow the stairs up to the first floor landing where you will find the attractive master suite, living room, kitchen/diner and additional W.C. The main bedroom enjoys tall windows to the front, filling the room with light and providing uninterrupted views to the fields beyond. With ample space for additional furniture, this room is a generous double and benefits from a three-piece en suite shower room, comprising a large shower with hand-held attachment and shower over, vanity sink, W.C., heated ladder towel radiator and complimentary stone effect tiled walls. An additional W.C. can be found at the top of the stairs with wall hung sink, W.C. and base units for storing cleaning essentials.

Follow the landing across to the spacious and bright living room, a fabulous space with tall, front aspect windows and balcony doors providing maximum light, the balcony enjoying space for seating and providing the perfect spot to enjoy a morning coffee whilst embracing the peaceful views to the front. Follow into the attractive, well-fitted kitchen with wall and base units and complementary worktop. Integrated appliances include an AEG oven and microwave, fridge/freezer dishwasher, five ring gas hob with extractor over and one and a half stainless steel sink with drainer. To the rear is space for a dining table to enjoy meals with the family and patio doors lead into the large garden with lawn and patio areas for outdoor seating through the summer

Directions From the Market Square proceed up New Road, bearing left at the top. Follow the road, passing Queen Elizabeth School on your left and the entrance to Oakfield park is on the right, follow this road, go over the bridge and keep going, turning left at the end. Follow this round and number 64 is on your left.

Accommodation (with approximate dimensions)

Ground Floor

Bedroom Two 16' 6" x 9' 2" (5.03m x 2.79m)

Bedroom Three 12' 7" x 8' 4" (3.84m x 2.54m)

First Floor

Bedroom One 16' 7" x 13' 6" (5.05m x 4.11m)

Living Room 19' 4" x 12' 7" (5.89m x 3.84m)

Kitchen/Dining Room 14' 1" x 11' 7" (4.29m x 3.53m)

Outside

There is parking for multiple cars, with the driveway to the front and side and additional space for a car in the longer than average garage.

Steps to the right lead through a gate into the south facing garden; a spacious, enclosed area with lawn and patio, secure for children and pets to play and perfect for alfresco dining! There is also space for a shed.

Servcies

Mains gas, water and electricity. Private treatment plant serves the drainage of the Oakfield Park estate.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax

Westmorland and Furness Council Band E.

Tenure

Freehold (Vacant possession upon completion).
Service charge of £300.00 per annum contributes towards general upkeep of the grounds and for the estate waste treatment plant.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



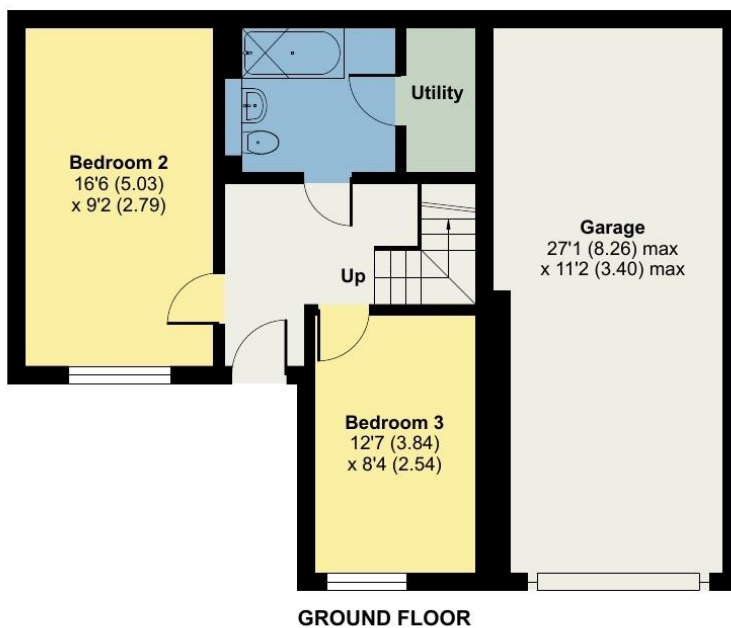
Bathroom



Oakfield Park, Kirkby Lonsdale , LA6

Approximate Area = 1498 sq ft / 139.1 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 1004258

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